

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

July 5, 2005

The meeting was called to order at 4:05 p.m. by J. Hilt.

MEMBERS PRESENT: J. Hilt, S. Kroes, S. Thompson, L. Spataro, T. Russo

MEMBERS ABSENT: T. Bosma, excused; A. Brown

STAFF PRESENT: J. Fitzpatrick, D. Leafers

OTHERS PRESENT: D. Carlson, 1222 Peck St.; D. Iriajen, 112 Iona

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of June 7, 2005 was made by L. Spataro, supported by T. Russo and unanimously approved.

NEW BUSINESS/PUBLIC HEARINGS

Cases were heard in a different order than what was listed on the agenda. Due to D. Carlson being the only applicant present at the meeting, her case was heard first.

Case 2005-23 – 1222 Peck Street – Request to replace window and install air conditioner.
Applicant: Flower Girls. District: McLaughlin. J. Fitzpatrick presented the staff report. This building is not a contributing resource within the historic district. It appears to have been built in the 1940's as a flower shop. At some time in the past, some of the windows and doors were boarded up. Applicants are requesting to open a boarded window and install an air conditioning unit. Applicant is unsure of what is beneath the boards. It may be the original window. Regarding air conditioning units, Muskegon Citizens Guide for Historic Preservation says that care should be taken to ensure that "architectural features are not concealed, damaged, or removed in HVAC work. Windows: Request would correct an unwanted situation (boarded up windows)". Staff recommends approval of the request to replace the boarded up window and to install a new window and an air conditioning unit.

L. Spataro asked which window was in question. D. Carlson stated the small window in the middle (of the photo provided in the packet). L. Spataro asked what would be done with the open space around the air conditioning unit. D. Carlson stated a window would be installed.

A motion that the HDC approve the request to remove the boarded up window and install a new window and an air conditioning unit at 1222 Peck Street, was made by L. Spataro, supported by S. Kroes and unanimously approved.

Case 2005-21 – 1173 Fourth Street - Request to install vinyl siding, replace front steps, replace balusters, remove rear porch/deck and foundation of deck, replace second story door with double hung window, repair bricks, replace porch ceiling, window replacements, tuck pointing, and installation of fence. Applicant: Rebekah and Ricky Enders. District: Houston. J. Fitzpatrick presented the staff report. He reviewed HDC guidelines for the items to be replaced. Applicants were not present. Members discussed the windows in the home, and wanted to make sure that any replacement windows matched the originals. J. Fitzpatrick stated they could include that as a condition of approval. Members discussed the rear bump-out and balcony. J. Fitzpatrick stated that it did not appear to be original, nor did the foundation under that section. Members agreed that it could be removed. Staff recommends approval of the following work items: replace front steps, replace balusters, remove rear porch/deck, replace second story door with double hung window, replace porch ceiling, replace windows with the condition that replacements match style of existing windows, replace basement windows with glass blocks and vents, installation of fence, and roof repair with the condition that no decorative woodwork be removed. Other work items such as tuck pointing are just repairs and do not need HDC approval. Also, the vinyl siding has been previously approved by the HDC.

A motion that the HDC approve the request to replace and repair the front steps, replace balusters, remove rear porch/deck to restore the appearance of the original rear facade, replace the second story door with a double hung window consistent with the original windows of the house, replace the porch ceiling with matching material, replace windows with the condition that replacements match the style of the original windows, replace basement windows with glass blocks and vents, install a white picket fence, and repair the roof with the condition that no decorative woodwork is removed or covered, was made by S. Kroes, supported by L. Spataro and unanimously approved.

T. Russo arrived at 4:27 p.m.

Case 2005-22 - 1121 Peck Street – Request to install fence including brick “posts”, to install a wooden shed, and installation of a decorative pond. Applicants: Randall & Linda Drake. District: McLaughlin. J. Fitzpatrick presented the staff report. Applicants are requesting approval to construct a decorative iron fence, along with brick “posts”. Applicants are also requesting to install a wooden shed, and a decorative pond. Muskegon HDC guidelines state that, “Iron fencing is an appropriate option for Victorian-era homes. Iron fencing was often modest in proportion, seldom exceeding four feet in height. A popular standard was 36 inches.” Regarding the shed, new construction is permitted in historic districts. New structures should be in keeping with the existing historical character of the neighborhood... with a design that is compatible with the size, scale, material, and color of the surrounding buildings and landscaping. Staff recommends approval of the request to install the fence and the brick posts. Staff also recommends that the HDC support any variance the applicants may need to seek from the City’s fence ordinance. Staff recommends approval of the shed with the understanding that applicant follow all other City of Muskegon ordinances related to its construction and apply for the proper permits.

J. Fitzpatrick stated that the brick “posts” may fall under the category of a wall for zoning purposes, so the applicants may need to seek a variance. The purpose of the brick was to “stretch” the fence enough so that it fits across the front of the property. The HDC had previously approved a garage at the residence but since it will not be done this year, the applicants would like a shed. The proposed pond is a small decorative type.

A motion that the HDC approve the request to install a fence with brick posts, support a variance request if necessary, and approve the installation of the wooden shed and a decorative pond was made by S. Thompson, supported by T. Russo and unanimously approved.

OLD BUSINESS

None

OTHER BUSINESS

112 Iona D. Iriajen recently purchased the home at 112 Iona and wanted some guidance from the HDC on which improvements would require their approval. She also wanted to know how she could obtain a historical home plaque for the house. J. Hilt stated she would check into that and get back with Ms. Iriajen. J. Fitzpatrick stated she could come up to the Planning Dept. after the meeting and obtain some information there also.

Letter from Muskegon Heritage Association Members were provided a letter written by J. Colburn on behalf of the Muskegon Heritage Association.

There being no further business, the meeting was adjourned at 4:45 p.m. by J. Hilt.

dml
7/05/05